



Land Use and Zoning Meeting Minutes

August 25, 2016

STAFF:	David Radachy
DATE:	August 26, 2016

The Land Use and Zoning Committee hereby finds and determines that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 6:30 PM by Mr. Radachy.

Attendance was taken by sign-in sheet. The following members were present: Messrs. Bernard, Constantine, Terriaco, Welch, and Ms. Malec. Staff: David Radachy and Monica Jordan.

Next, Staff asked if there was any Public Comment. Hearing none, staff proceeded with the next item on the Agenda, which was Committee Business. Staff announced that two district amendments were submitted by Painesville Township.

Painesville Township B-2, General Retail to R-1 Single Family

Staff stated that there are two district amendments from B-2 to R-1 and they are related. The first one involves 0.857 of an acre of land and the second one involves 0.973. Both are being requested by Painesville Township. The 0.857 parcel has a building on it and it was submitted in last February. There were some procedure errors that occurred and it was decided it would be best to start the process over. The second case was submitted by Painesville Township also. It thought it would be best to rezone both parcel because the second parcel created too many issues on the first parcel by remaining B-2.

The applicant would like to down-zone the subject parcels from B-2 to R-1. The two parcels and the parcel adjacent to it were at one time one parcel owned by Sidco. The property was split into three pieces, one being this lot, one being the lot to the north containing a commercial building; and the one to the east being vacant.

The land is currently zone B-2, as is the adjacent properties to the north. The property in the subdivision to the north and the land to the east are zoned R-1. The land across Bowhall Road to the west is also zoned B-2. The land across Madison Avenue to the south is zoned R-1. It was zoned B-2 from 1979 to 2001, but never developed. It was rezoned to R-1 in 2001 and developed as three single-family homes.

The 0.857 of an acre site was formerly used as an office, but has been vacant for many years. The second site is vacate. Staff stated that Mr. Constantine provided a staff review of the sites. It was very comprehensive and it covered many of the same points that staff had. The only item it was missing was it did not address sanitary sewer capacity issues. This area is serviced by the Heatherstone Treatment Plant and because that plant cannot be expanded because of the Grand River being "Wild and Scenic", there are capacity issues in this area. Once the Red Creek Interceptor Sewer is built, the capacity issues will be removed.

Staff stated that the Comprehensive Plan map indicates that the desired land use at the time the Plan was written was Commercial – Suburban General.

Staff stated the most recent Painesville Township Comprehensive Plan is from 2007 (an update is currently in progress). As the community's vision for its land use may have changed in the last decade, recommendations should not be solely based on the objectives of the Comprehensive Plan. Land across the street, to the south of the subject parcel, was rezoned to R-1 Single Family Residential in 2001 and the Comprehensive Plan Proposed Land Use Map shows these parcels as Commercial- suburban neighborhood. The Comprehensive Plan Proposed Land Use Map shows the parcel to the west of the subject parcel as Commercial- Suburban General and the current use of this parcel is residential with a home occupation.

The uses permitted by the proposed change would be appropriate in the area concerned, as the area is primarily residential. By rezoning the 0.973 of an acre parcel, the concern for it having to need a 50-foot buffer is removed. The land being utilized as B-2 to the north would be grandfathered not to provide a buffer.

Staff recommended to rezone the subject parcels to R-1.

The Committee discussed what Sidley wanted to do with his property. Mr. Constantine stated that the Trustees told him they wish to have that land become R-1. They asked him what they wanted and Sidley was indifferent. They discussed that the land was marketed as commercial and there has not been any bites while it was owned by Sidley and by Project Hope. They discussed that Sidley's lot could be divided into two lots.

Mr. Bernard made the motion to recommend the district amendment
Mr. Terriaco seconded the motion.

Mr. Radachy asked if there were any questions or comments.

All voted "Aye".
Motion passed.

There was no other business. There was no public comment. The meeting adjourned at 7:00 p.m.



Land Use and Zoning Recommendations

August 25, 2016

STAFF:	David Radachy
DATE:	August 30, 2016

Painesville Township B-2, General Retail to R-1 Single Family

Recommend the district amendment